

Hunters Crossing of Gettysburg Homeowners' Association

PO Box 3543, Gettysburg, PA 17325

<http://www.hunterscrossing.us/>

Minutes for Annual Meeting of Homeowners

Gettysburg Area High School – LGI Room

1130 Old Harrisburg Road

Wednesday, September 29, 2010 - 7:00 PM

1. Call to Order. The meeting was called to order at 7:05 p.m. by board President Tom Fortnum.
 - a. Tom welcomed the members and reviewed the meeting procedures
2. Approval of 2009 Annual Meeting Minutes (see handout)
 - a. Lyle Ask motioned to approve the 2009 Annual Meeting Minutes as presented. Gary Morrison seconded. Motion passed.
3. Officer Reports
 - a. President Tom Fortnum reported the following:
 - The Board is still in need of volunteers to serve on the Quality Assurance Committee (QAC). Until the committee is formed, the Board will process any Concern Forms that are submitted according to the QAC by-law.
 - The board was contacted over the past year regarding issues of possible unsanitary conditions outside a home. Tom Fortnum and Martin Rickell contacted the home owner resolving the issue.
 - Carol Baran asked what the process is to have an owner clean up property. Tom explained the Concerns form should be filled out and submitted to the board.
 - Cathy Gardner as how to obtain the form. Jean Ask will post it on the web site. Owners may also request a form from a board member.
 - The Board continues to use three key principals in approaching the Association's administration and interpretation of issues. First, respect toward all of our neighbors; second, maintain clear communication with our neighbors; third, use reasonable, yet firm, enforcement when necessary. These principals are used throughout the Boards decision making process.
 - b. Vice-President Martin Rickell reported the following:
 - The storm retention ponds need to be maintained and inspected periodically. Martin met with Rusty Ryan for an evaluation of the ponds.
 - Clay Rebert asked about trees planted near the retention ponds. Martin explained the banks of the ponds must be kept free of trees and brush in order to maintain their integrity. One homeowner has already removed a tree that was on the bank near their home.
 - c. Treasurer Amy Christopher reported:
 - Income and Expenses
 - Balance is \$17,890.92. All dues have been collected.
 - \$500.00 was transferred to the Insurance Reserve
 - Lyle Ask asked if there is a target amount for the reserves and are we underfunded. Tom Fortnum explained there is no target at this time but we will continue to build the funds knowing the retention ponds need work.

- Treasurer's Report is attached to these minutes.
 - Lyle Ask motioned to approve the Treasurer's report. Gary Morrison seconded. Motion passed.
- d. Secretary Jean Ask reported:
- Any member wishing to receive HOA correspondence via mail instead of email or vice versa should contact her. Please contact her if you change your email address.
 - The State of Maryland enacted a law requiring hands free cell phone use. Please be aware of the new law when traveling in MD.
4. Attorney Report
- a. John Phillips reported one collection letter was written and payment was received. He attended one ARC meeting to answer questions regarding a submittal the committee received.
5. Committee Reports
- a. Architectural Review Committee
 - On behalf of the ARC Tom Fortnum reported the committee members are chair, Tim Christopher, Donna Trapani and Lyle Ask. If you are planning any exterior projects to your property, please contact a member of the ARC.
 - b. Quality Assurance Committee – no report, still need volunteers to form the committee.
6. Old Business – no old business.
7. New Business
- Election of Board of Director to 3 Year Term
 - Nominating Committee Report
 - Martin Rickell reported that Chris Rudisill was the only nomination received to date.
 - Nominations from the floor.
 - There were no nominations from the floor.
 - Fred Schultz motioned to close the nominations. Clay Rebert seconded. Motion passed
 - Election
 - Chris Rudisill was unanimously elected to a 3 year term on the Board of Directors.
- b. Acceptance of volunteers for 2011 Nominating Committee.
- No volunteers came forward at the meeting for the 2011 Nominating Committee. Please contact the Board if you are interested in serving on the committee for next year's annual meeting.
8. New Business from the Floor
- a. Fred Schultz asked what the issues were with the property on Hounds Run.
 - Tom Fortnum responded there was a trailer hook up with discharge into the yard and a second property had garbage around.
 - b. Jim Becraft asked if the board had heard anything on reassessments. Tom Fortnum responded we had not.

- c. Amy Suarez asked if anything can be done about sealing the roads at the curb. There is a lot of plant material growing and cracks are forming. Tom Fortnum is going to contact the township.
- d. Clay Rebert asked if the board has addressed sidewalk repairs with home owners. Tom Fortnum reported it has not.
- e. Gary Morrison asked if a light could be put in at the bridge on Hounds Run. The board will look into it.
- f. Greg Baran raised concern about some properties being in disrepair and requested that the board pay attention to this.

9. Adjournment

- a. With no further business motion to adjourn was made by Lyle Ask. Gary Morrison seconded, meeting adjourned at 7:50p.m.

Respectfully submitted, Jean Ask - Secretary